Box 47

This Instrument Prepared By:
Jeffrey R. King
Farris, Warfield & Kanaday
201 Fourth Avenue North
Nashville Tennessee 37219

BOOK 8995 PAGE 843

ADDRESS NEW OWNER:
Barry L. Brignac and Deborah J. Brignac
3258 Anderson Road
Antioch, TN 37013

SEND TAX BILL:
To Owner

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 150-3-104
GROUP
PARCEL 2D-38975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David M. Bailey and wife, Virginia Bailey ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Barry L. Brignac and wife, Deborah J. Brignac ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being the southerly one half of Lot No. 2 on the Plan of Justin Towne, Section 1, as of record in Book 5200, page 473, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the westerly right of way of Anderson Road, said point being the southeast corner of Lot No. 2, thence north 55 degrees 25 minutes 49 seconds West 146.83 feet to a point; thence north 44 degrees 53 minutes 20 seconds East 33.33 feet to a point; thence South 58 degrees 14 minutes 20 seconds East 139.95 feet to a point; thence with the westerly right of way of Anderson Road in a southerly direction 39.66 feet to the point of beginning and containing an area of 5,189 square feet more or less.
>
> Being the same property conveyed to David M. Bailey and wife, Virginia Bailey by deed from Harry Tenenbaum and wife, Doris Zimmerman Tenenbaum of record in Book 7037, page 89, Register's Office for Davidson County, Tennessee.
>
> This description is the same as that which appears in the previous deed.

This is improved property known as 3258 Anderson Road, Antioch, TN 37013.

This conveyance is made subject to:

1. Metro taxes for 1993, a lien not yet due and payable.
2. The Plan of record in Book 5800, page 56, as amended in Book 5200, page 473, said Register's Office.
3. Restrictive covenants contained in an instrument of record in Book 5986, page 30, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set

out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of June, 1993.

David M. Bailey

Virginia Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David M. Bailey and wife, Virginia Bailey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 1993.

NOTARY PUBLIC

My Commission Expires: May 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of June, 1993.

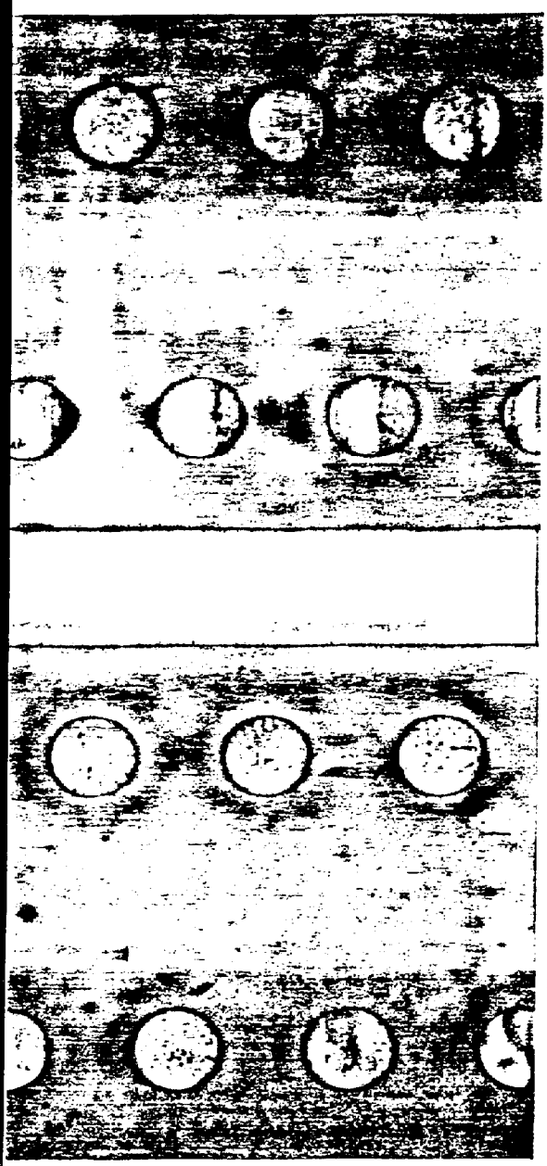
NOTARY PUBLIC

My Commission Expires: May 25, 1995

35229
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:12
CLERK & MASTER II REGISTER
DAVIDSON COUNTY, TN.

2528 06/28 0101 03CHECK 194.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 845

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			06/28/93 01	15:13 0001 2928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35229
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 668131